

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12415 of Lenkin-Studley General Partnership pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception (Paragraph 4101.42) to permit an office building in the SP District at 1901 N Street, N.W. Square 115, Lot 84.

HEARING DATE: May 17, 1977

DECISION DATE: August 3, 1977

DISPOSITION: Application GRANTED by a vote of 3-1 (William F. McIntosh, Charles R. Norris and Leonard L. McCants to grant, Lilla Burt Cummings, Esq. to deny, Walter B. Lewis not voting, not having heard the case)

FINAL DATE OF ORDER: August 16, 1977

O R D E R

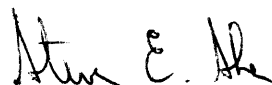
Upon consideration of the Motion for Reconsideration dated August 26, 1977 filed by Dupont Circle Advisory Neighborhood Commission 2B, the Board finds that the motion fails to state an acceptable basis of error on the part of the Board to support a motion for reconsideration. It is therefore ORDERED that the Motion be DENIED.

DECISION DATE: September 7, 1977

VOTE: 5-0 (Walter E. Lewis, Chlcethiel Woodard Smith, Charles R. Norris, William F. McIntosh and Leonard L. McCants)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER:

16 SEP 1977

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12415, of Lenkin-Studley General Partnership, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception (Paragraph 4101.42) to permit an office building in the SP District at 1901 N Street, N. W., (Square 115, Lot 84).

HEARING DATE: May 17, 1977

DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. The subject property contains 17,418.70 square feet of unimproved land located on the north side of N Street between 19th and 20th Streets, N. W., in the SP District.
2. The applicant proposes to construct a seven (7) story, 90 foot office building which would front on both 19th and N Streets, N. W.
3. The facade of the proposed office building will be of reddish brown brick and will contain other architectural details which make it compatible with area residential dwellings.
4. The proposed office building, will provide underground parking which will consist of sixty-two (62) parking spaces which meet the requirements of the Zoning Regulations as to size. The Zoning Regulations require that a minimum of 52 spaces be provided. In addition, thirty-three (33) smaller spaces will be provided in vault space in public space, for a total of 95 spaces. All of these spaces will be entered directly from N Street adjacent to the public alley.
5. The proposed office building will be surrounded by three story row-dwellings and offices to the north, which front on Sunderland Place and 19th Street, on the west side by a 90 foot apartment building, across from the site on the south side of N Street by a carry-out restaurant, law offices, two four-story apartment buildings and a wildlife preservation

organization office and across 19th Street on the east by office buildings which front on Connecticut Avenue.

6. The proposed office building will provide one off-street loading berth as required by the Zoning Regulations.

7. Testimony presented by the applicant's traffic expert indicated that traffic levels in the area had remained generally stable, and that, given the best information available, the traffic to be generated by this proposed building would not adversely effect the overall street system.

8. The Municipal Planning Office by report dated May 12, 1977, stated in part "The site of the porposed office building is located approximately 600 feet from the northern boundary of the C-4 central business district. In addition, there are significant concentrations of office and retail uses nearby." The Municipal Planning Office, by testimony at the hearing and by the above mentioned report, recommended approval of the application.

9. The Department of Transportation by memorandum dated July 7, 1977 reported that although the present Metrobus service to the area will be revised when the full Metrorail system is in operation, this area will remain as a high transit service area. The Department of Transportation further stated that the general area of the site has one of the highest ratios of parking spaces of any other area in the city. The Department report further state that even if all the vehicles using the 52 spaces required by the Zoning Regulations arrived during the highest peak hour, the proposed project would not have a significant adverse impact on the intersection of 19th and N Streets or the surrounding street system.

10. Advisory Neighborhood Commission 2B, by report dated July 26, 1977 and by testimony at the hearing, opposed the application on the grounds that the building was out of character with the area, that the building would have serious adverse impact upon traffic conditions in the area and that the building would reduce the availability of parking for area residents.

11. At the hearing there was additional testimony in opposition to the application on the grounds that the building would lessen access to property which uses the alley in the square, and that the SP District was being developed with too many office buildings.

12. The Board in Case No. 11904, by Order dated October 10, 1975, previously approved a 90 foot SP office building for this site.

13. The Board in Case No. 12226, by Order dated July 6, 1977, approved a 90 foot office building for the site immediately across N Street from the subject property.

14. A motion for further hearing of this application requested by ANC 2B was denied by the Board at its Executive Session of August 3, 1977, after the Board reviewed the Department of Transportation report, and the various comments regarding that report, and determined that the information was adequately presented.

CONCLUSIONS OF LAW AND OPINION:


The Board is of the opinion that based upon the foregoing findings and the record that the proposed office building does comply with Paragraph 4101.42 of the Zoning Regulations in that it will be in harmony with existing uses on neighboring and adjacent property. Based on the report of the Department of Transportation, the Board concludes the proposed building will not create dangerous or other objectionable traffic conditions. The Board concludes that the proposed office building will be in harmony with the general purpose and intent of the Zoning Regulations and Maps, and specifically with the intent and purpose of the SP District. The Board concludes that the proposed building does not extend into public space adjacent to the alley at the rear, and that the applicant has the right to build to the property line. The fact that this creates a difficulty for other property owners due to the design of their facilities is not one which requires that the Board deny this application. Therefore it is ORDERED that this application is GRANTED.

VOTE:

3-1 (William F. McIntosh, Charles R. Norris and Leonard L. McCants, Esq. to grant; Lilla Burt Cummings, Esq. to deny; Walter B. Lewis not voting, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 16 AUG 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.